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Historical Building Impact and Access Assessment including Heritage Statement

In support of Listed Building Consent for:

37 Liverpool Road
Manchester
M3 4NQ

Ref: PP-06854995

Type of Application	Listed Building Consent Application
Location of Proposed Development	37 Liverpool Road Manchester M3 4NQ
Description of Proposed Development	Conversion of the former café into one residential dwelling
Date of Preparation	21st June 2019 - Rev B
Applicant	Dr Jimmy Charro 1 Haddon Court Llanyre, Powys LD1 6DY
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Prepared by Butterfield Architecture

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1 - Executive Summary and Introduction

This report comprises the Historic Building Impact and Access Assessment for a proposed conversion of one run down former café at 37 Liverpool Road Manchester to a single dwelling. The building and the row of terraces it is within are grade II listed and included within the Castlefield Conservation Area.

The report sets out the historic context of the building, sets out the proposed development and assesses its impact against the listing and Conservation Area status.

This report concludes that the proposed conversion:

- brings the building into a long term and viable use
- funds the restoration of key heritage features especially on the front façade
- is consistent with the listing status and Conservation Area policy
- will preserve and/or restore all important heritage features
- will encourage further sensitive investment in the locality
- will set a high benchmark for the ongoing restoration of the rest of the terrace and the area more generally
- is ultimately the best future use for the building and its preservation as part of Manchester's rich built heritage.

2 - Structure

The document is set out in the following substantive structure:

- the planning policy context and our assessment methodology
- a heritage desktop study
- a description of the proposed conversion and restoration
- the historic building assessment, an assessment of the proposal against the heritage objectives of the building
- conclusion

This document supports an application for both Planning and Listed Building Consent and should be read in conjunction with the other documents in those applications:

- Design & access Statement
- Archeological Desktop Survey
- Planning application form
- Planning application drawings
- Soft strip application documents
- Table of findings & proposed works

3 – Planning Policy Context

National Planning Policy Framework

The building in question, 37 Liverpool Road, is grade II listed and as such is subject to consideration under both section 12 of the National Planning Policy Framework (Conserving and Enhancing the Historic Environment 2012), as well as Manchester City Council's local policies for historic buildings and conservation areas.

Paragraph 128 of the NPPF states that 'in determining applications, local planning authorities should require an applicant to describe the significance of the heritage assets affected, including the contribution made by their setting.' As well as saying that the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'

This assessment comprises the desk based assessment and field evaluation as required by the NPPF.

In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

We have taken account of these factors in the preparation of this report.

The NPPF also states that 'Substantial harm to or loss of a grade II listed building, park or garden should be exceptional' and goes on to state that the same harm to heritage assets afforded the higher levels of protection should be wholly exceptional.

Furthermore, the NPPF requires that where a proposed development will lead to substantial harm the significance of a designated heritage asset, consent should be refused, unless that harm is necessary to achieve substantial public benefits that outweigh that harm, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

Finally, the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Manchester City Council - Local Development Framework

Policy CC9 of The Manchester LDF states that:

> 'Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.'

Policy EN3 encourages development that complements and takes advantage of heritage features. It also states that new development must preserve or enhance heritage assets. Furthermore, it states that:

> 'Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.'

Paragraph 12.21 states that 'the re-use of empty listed buildings will be encouraged subject to consideration of the building's special interest and significance.'

4 - Assessment Methodology

This section sets out the methodology that we use in this report in order to meet the assessment requirements of the NPPF. It shows how the proposals in this application address the policies contained within the NPPF and the Manchester City Council LDF and demonstrates that this proposal:

a) Brings the currently disused building back into a viable economic use
b) Takes account of the findings of the survey of the existing property in the design
c) Maintains and where possible restores original features
d) Causes no substantial harm to any significant heritage asset as prescribed by the NPPF
e) Enables the reuse of the buildings as is the preferred policy set out in the Manchester City Council Local Development Framework and
f) Considering the findings of the survey of the existing property above provides the best possible outcome for the sustainable use and maintenance of the building balanced against heritage protection issues.

The methodology we have used is as follows:

a) Documentary research to place the building and wider site in its historic context (Sections 5), chiefly using historic maps held at Manchester Local Studies Library and at Lancashire Archives, Preston, along with other sources.
b) An exterior and interior survey of the building as well as a detailed soft strip exercise in order to gain an understanding of its historic character, date and functions of the spaces within; to evaluate the importance of the features which survive; and to assess the merits of its group value and setting
c) Tabular synthesis of the above together with the proposals in order to establish the significance of the building and the relative significance of the development proposals to protecting and enhancing the heritage assets whilst bring them into a viable and sustainable use.

5 - Heritage review

No.37 Liverpool Road comprises one of the 'Garret workshop houses'. It is Grade II listed along with the rest of the row of garret houses (no's 29-41). Whilst the listing below states that the properties date from c 1820 there is evidence of buildings on the site and in the same street pattern as early as 1788 (Figure 1) and 1793 (Figure 2)

The houses were built in 3 phases with 41-35 being built first, followed by 29 and then finally 31 and 33 completing the row. The houses are seen as an ***"interesting survival of late Georgian housing".***



Figure 1 – Lewis's directory map 1788 showing the newly constructed buildings and the early street pattern.

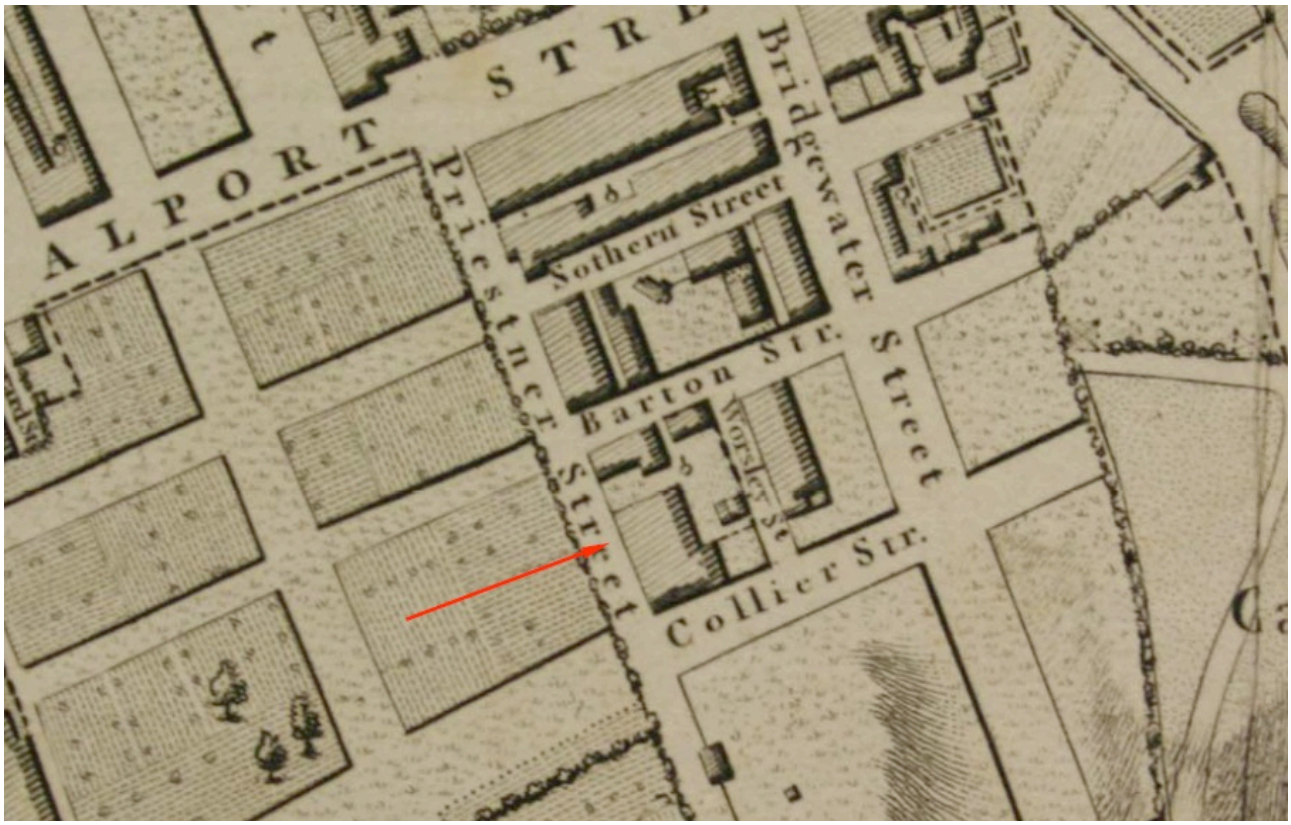


Figure 2 – Laurent's map of 1793 showing either end of the terrace but Nos 31 and 33 as vacant plots

The listing
The building was first listed on 6th June 1994;
List entry number: 1219402
The details of the listing are as follows:

Row of 7 garret workshop houses, now shops etc. c.1820-30, altered.
Red brick (Nos.29-35 now painted white), slate roofs. Double-depth plan, each house single-fronted.
Three storeys, one window each; ground floors all altered; segmental-headed windows at 1st floor,
All with altered glazing but Nos 35 and 37 sashed; mostly horizontal-rectangular windows at 2nd floor (5 lights with small panes at No.31, 5 lights with altered glazing at No.33, 3 altered lights flanked by 2 blocked lights at No.41); remains of wooden modillioned eaves to Nos 35-9; ridge chimneys to Nos 35 and 37.
Rear: remains of multiple-light garret windows at Nos 33, 35 and 37; Segmental-headed doorway at 1st-floor of No.35. Included as interesting survival of late Georgian industrial housing.

Liverpool road is within the Castlefield district of Manchester city centre. It is an internationally important area encompassing important sites for many phases of Manchester's development. These phases include the roman fortress, the 18th century streetscape and canal network and quays as well as numerous railway structures both used and disused. Recent additions such as Beetham Tower as well as apartment blocks and hotels amongst others complete what is an intricate and complex part of the city centre.

The site and surrounding areas have developed over the last 2 centuries. This development can be traced through reviewing the ordnance survey maps of the area.

Figure 3 – Selected Ordnance Survey Maps 1840-1980.

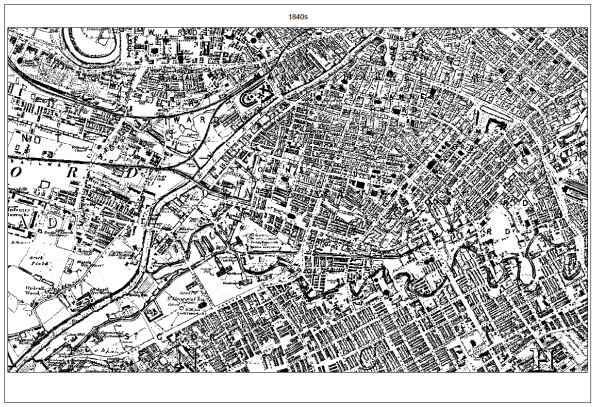
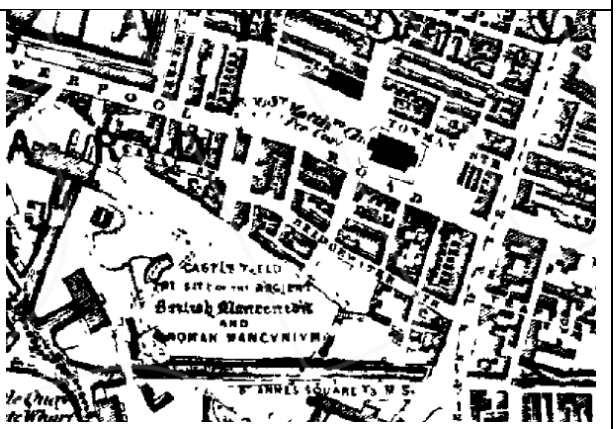
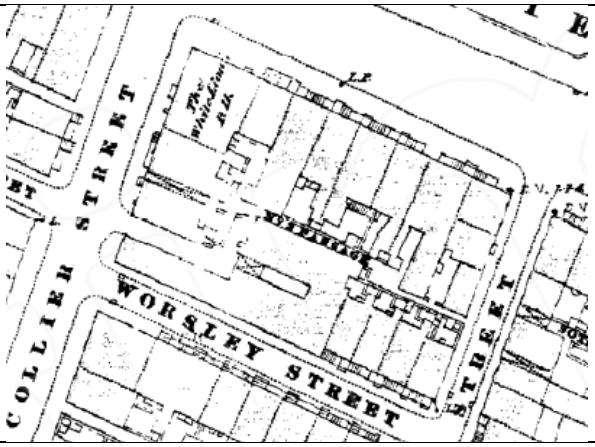
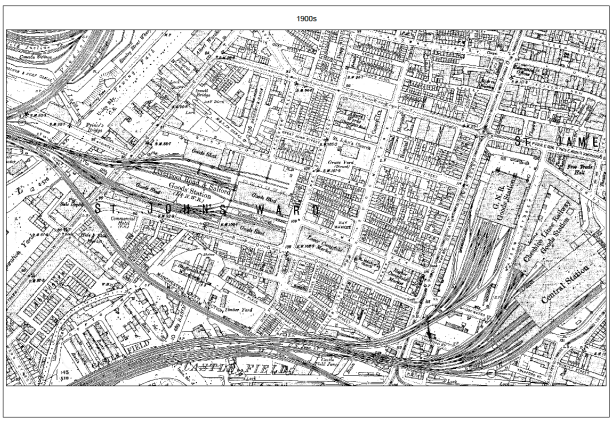
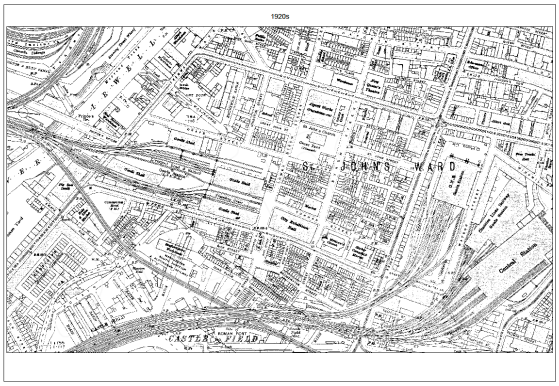
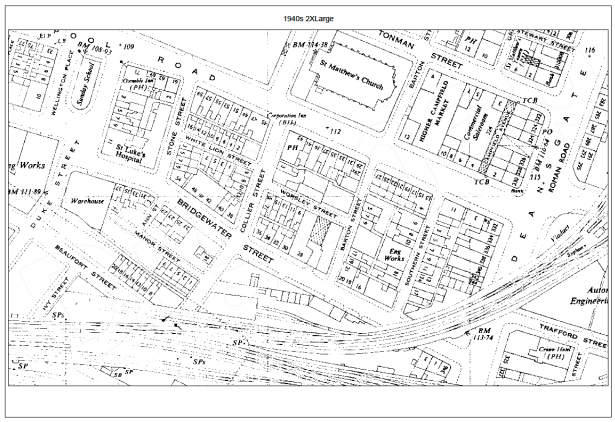
Full map	Blown up inset
1840's OS Maps – showing the existence of the terrace but no meaningful detail	
	
1850 OS map – showing terrace and shape of houses, especially scale of development in the rear yards and the existence of semi basement steps at the front of the listed terrace.	
	
1900 OS map – showing the development of railway stations in the area and the semi basement steps being filled in at 37 Liverpool Street but not at No 29.	
	
1920 OS map – no significant change from 1900	

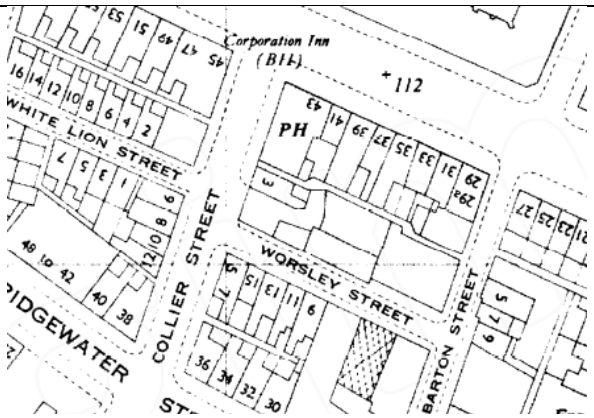
Figure 3 (Cont.) – Selected Ordnance Survey Maps 1840-1980.



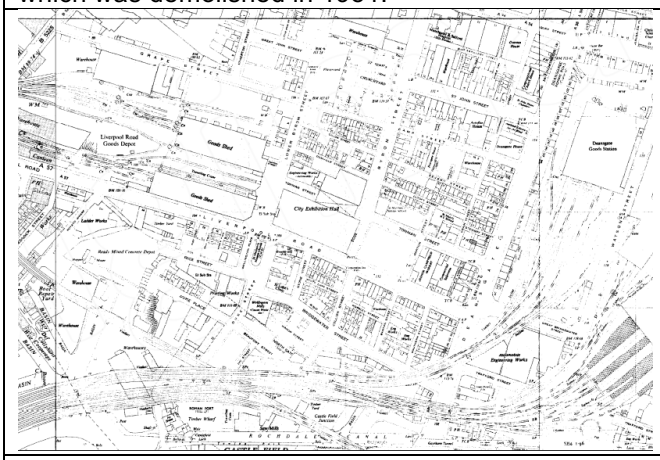


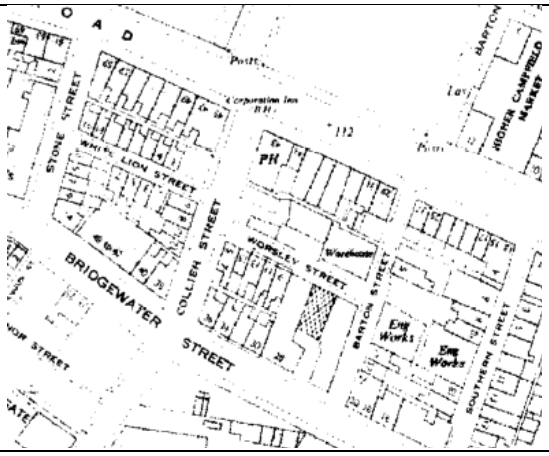
1940 OS map – no significant change from 1920 on the terrace. Buildings to the rear of the terrace may be been reconfigured.





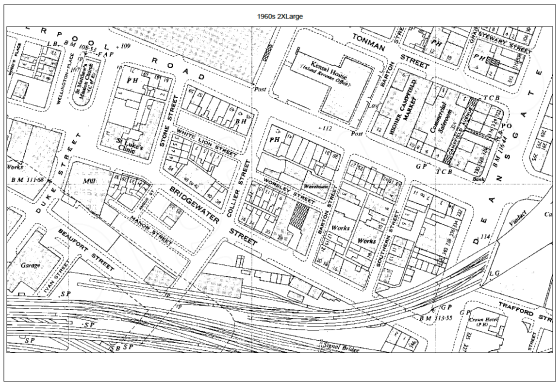
1950 OS map – no significant change to the terrace but showing the loss of St Matthew's church opposite which was demolished in 1951.



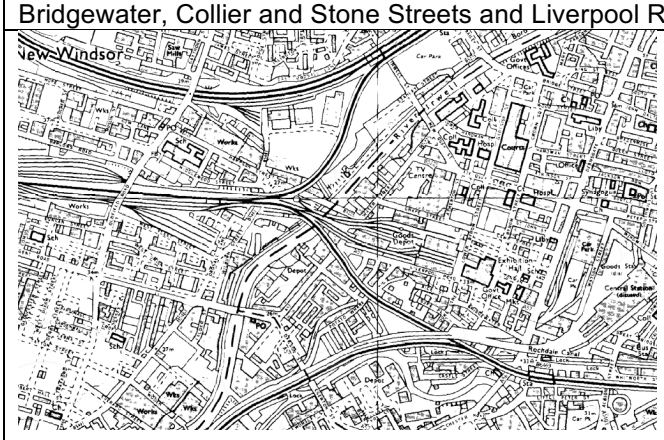


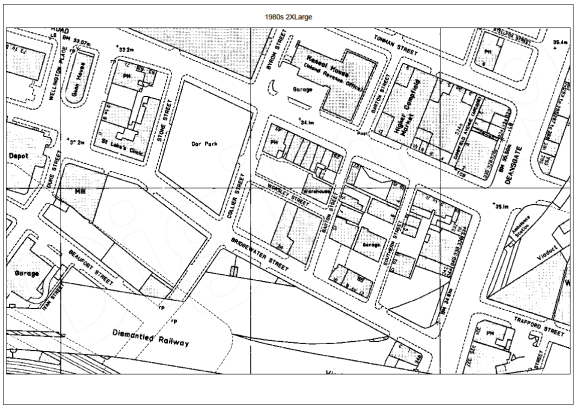
1960 OS plan – no significant change to the terrace and the construction of Kensal House on the site of the former St Matthew's Church opposite for HM Inland Revenue.





1980s OS plan – with no significant changes to the terrace but showing a carpark on the block sited between Bridgewater, Collier and Stone Streets and Liverpool Road and the former Central Station now closed





Current streetscape



Figure 4 – Frontage of Listed – Nos. 29-41 Liverpool Road

As the buildings stand now, their original residential character has been lost. An early 20th century shop front has been built on No.37, with a new non-original/historic large shop window. Additionally, the original front access to the basement level has been blocked up at the property – as it has for the whole terrace.

A non-original dilapidated single storey extension with a lean-to roof created from modern timber rafters and solid floor buildup, fills the original yard of the property. In looking at cartographic evidence, and the original building outline, it is clear from this drawing that the rear of the property was once a yard and accordingly supports the assertion that the rear extensions are not a part of the original building. Accordingly, we believe

that it does not have any heritage merit nor does it contribute to what is prescribed in the listing - ‘an interesting survivor of late Georgian housing’.

At first floor in the property, the front elevation window location appears to be original but with a non-original/historic window within. At second floor in no.37 the original front window opening has been reduced in size as evidenced by the brickwork.

The interior of the property has been altered significantly – with the exception of the second floor, the majority of existing external and party walls have been boarded out, covering up original fireplaces and chimney breasts. Throughout the property there are some interesting original features, with more to be uncovered.



Figure 5 - No. 37 Liverpool Road



Figure 6 - No. 37 Rear



Figure 8 - The rear alley way

Historic Photographic record



Figure 9 - Liverpool Road (1972)

Liverpool Road (1972)
No. 37 appears to have a similar shop front fascia to present day, with its brick work painted.



Figure 10 - Liverpool Road (1980)

Liverpool Road (1980)
No. 37 similar to 1972



Liverpool Road (1980)
37 with similar shop front to present day and painted brick facade

Figure 11 - Liverpool Road (1980)

The property is in a poor condition. Having been used as a cafe for a long time, it has now become outmoded for that use and is not fit for any other use. It is consequently in need of investment and this investment requires it to be taken into a new and economically viable use for this type of building.

6 - Proposed conversion and restoration

The proposed development will convert what was (until March 2018), a cafe, into a single dwelling house.

As stated above, it is clear that the property is in desperate need of investment. It therefore is essential that the next use for this building creates value in order to support that investment. The residential market is strong and would both require and support significant investment in the building and bring a new lease of life into this tired terrace. In order to do this, it is important that not only are heritage concerns addressed and assets preserved and enhanced but also that enough flexibility is allowed to ensure the viability of the conversion and reuse of the building. To this end we have undertaken an assessment of the value of the heritage assets in the properties and propose to preserve and/or enhance all features with a high and medium significance. These features are most notably located on the front façade of the property. Inevitably a proposal such as this requires some alterations to the fabric of the building in order to support its viability. These alterations are restricted to the interior, and the non-original rear extension of the property which has been redeveloped over time and is of low significance in our heritage assessment.

All of these alterations have been designed in order to preserve as many heritage features as possible as well as using sympathetic techniques and authentic materials where possible. The new single storey extension will add to the quality of the building and supports the project viability thus making it possible to undertake the proposed restoration works.

We aim to bring the frontage of the house back to its original configuration, reinstating original Georgian style windows and doors where these have been removed or altered. The property at number 37, when compared to the rest of the row of houses, is in relative good overall condition. Despite this, its condition is in some parts very dilapidated and it is in urgent need of repair. The proposal, especially the restoration of the front elevation listed element of the building, will significantly enhance the properties' adherence to the original appearance of the buildings. It will also act as a catalyst for investment in the adjacent properties as well as to set a high benchmark for the quality of the restoration of the rest of the row, facilitating the reinstatement of their architectural heritage and further enhance what has become a run down area in a vibrant and lively part of Manchester city centre.

The proposals for the building is contained within the planning application documents but we summarise them here to support this statement. This proposal involves:

- The conversion of a cafe into a 3-bed town house, over the three floors and basement of the property.

- The retention and restoration of the three storeys and basement section of the building, to include reinstating the front elevation to keep the original features in-line with the listing.

- Demolition of the dilapidated single storey extension with a lean-to roof created from modern timber rafters and a solid floor buildup.

- Creation of a contemporary brick single storey extension which aims to compliment the existing structure, with a fully glazed pop-up giving access to a roof terrace to allow for unobstructed views to the existing rear elevation which is being restored with original window openings and Georgian windows themselves.

- Internally the property would be substantially remodeled to recreate spaces similar to what they would have been historically, proposed spaces that are not recreating historic spaces shall be made clear through high level separation glazing strips and shadow gaps to provide a 'pod' like effect. Period features are to be retained and restored everywhere possible.

The specific approach to each and every aspect of the building on a floor by floor, room by room basis is set out in Appendix A.

In more detail the proposals are:

Exterior

The front elevation of the house along with that of 39-41 Liverpool Road (planning approved) will set a good precedent for the future restoration of the adjacent houses and in their totality will consequently have an

even more important part to play in the preservation and enhancement of this conservation area in addition to securing the future of these important listed buildings. Externally we are proposing the front elevation be restored, retaining all original architectural features, and those that have been completely or partially removed, altered, covered up or damaged be reinstated as original. As there would be a proposed change of use from a cafe to residential, the existing shop front would be removed; This is not an original feature and it removal would improve the legibility of the original listed building. The original Georgian window openings and window typologies, Georgian arched doorways with fan light would be reintroduced.

In looking at the full row of houses (Figure 4), we believe no. 31 to be the best example of original windows. Taking this into account, the first floor window of no. 37 would be replaced with a like for like '*segmented headed'* cross window (1 mullion, 1 transom) as in No. 31 and as listed. The second floor window has been reduced in size as can clearly be seen in the new brickwork to the sides. This will also be replaced to a like for like casement style window as in No. 31. The remains of '*wooden modillioned'* eaves detail, as in listing to be restored. These details are labelled in the existing and proposed elevation drawings accompanying this application.

Based on the historic maps (these can be found in the Archaeological Desktop Survey submitted), and evidence from other properties within the row and area, there was a stair/light well to the front of the property with stone treads with brick risers with railings that match those evidenced on other properties of the area and era; with a stone tread and brick riser stair within. However, we have proposed the stair/light well is shallower then those found in other properties along the terrace; This is based on the 1850 map, which shows 37 having a reduced number of steps in comparison to the other properties, marrying this with there being no current visible evidence of a doorway within the 37 basement, we have come to the conclusion that the external steps were minimal as the window opening to the basement would have been used as a delivery window. Our proposal reflects these findings, however we would like to state that if any evidence be found during excavation of this area that would prove differently, we would notify and revise the proposal appropriately.

The rear elevations to the 7 former garrett houses are all slightly different in terms of window arrangements, doors, fascia's, extensions etc. It is difficult to establish whether or not they were originally constructed with different window arrangements or whether or not the current variations are as a result of modifications made since they were built (it is our opinion that the latter is the case). What is certain is that they have all been suited to different uses at one time or another. With this in mind, we propose restoring what has been established as the original rear first and second floor windows from the similarities along the entirety of the terraces rear elevation.

To the rear of the property we would intent to demolish the dilapidated single storey extension with a lean-to roof created from modern timber rafters and solid floor buildup, it has been deemed to have no architectural significance through the soft strip and is not specifically part of the listing. As with 39-41, we would be observing (& Archaeological watching brief) the full strip out and if any original features are found we shall endeavour to retain and restore them as part of the works. In its place we are proposing a new single storey brick extension that would enhance the property and the area in general. The design approach is a simple extension built from brick and large glazed elements in a way that is obviously of its time. The roof of the single storey extension is proposed to be used as a terrace to provide some outside amenity space to the house conversion. We are proposing the fully glazed pop-up access to the terrace to allow to ensuring an obstruction free view of the rear elevation and lots of natural light. The spiral stair proposed that leads to the pop-up terrace access prevents overlooking to the neighbouring apartments and minimises vulnerability to break-ins.

The design approach is such that it is intended to express the extension as an obvious new addition to the historic fabric whilst being sympathetic in scale and materials. It is currently very difficult to read the rear elevations and to understand what is original and not. We intend to address the incoherence and create a building that enables the historic fabric to be easily read and to ensure that by restoring the whole building its future is preserved. A walk on glazed strip shall separate the extension from the listed building to further express the listed property in its entirety. The proposed demolition and build would also enable the party wall junctions/architectural detailing to be addressed more elegantly and provide a more technically robust solution in terms of weather proofing.

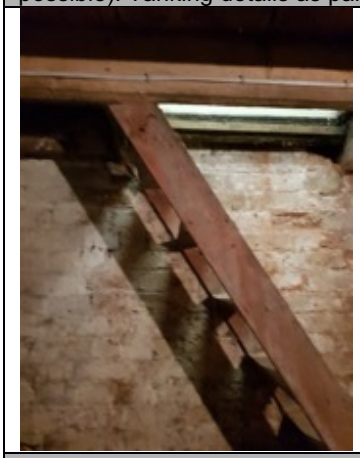
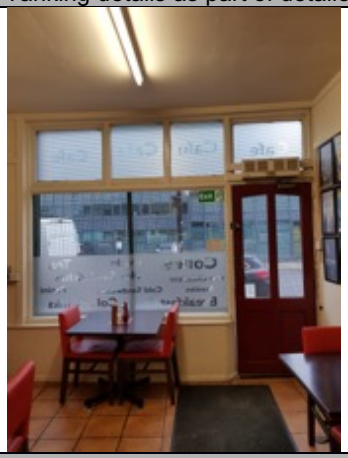
A conservation roof light is proposed to be fitted within the existing roof to increase the levels of natural light into the second floor area. The fascia boards, rainwater goods and gutters to the main roof of the original house would be restored.

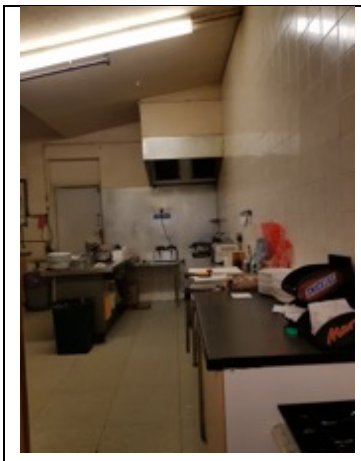
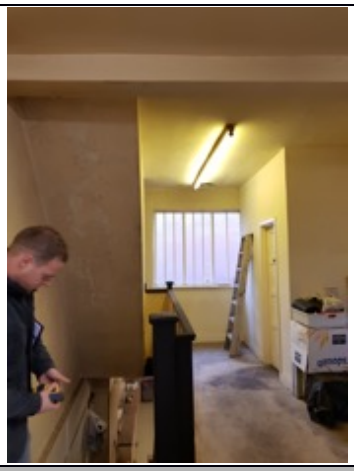
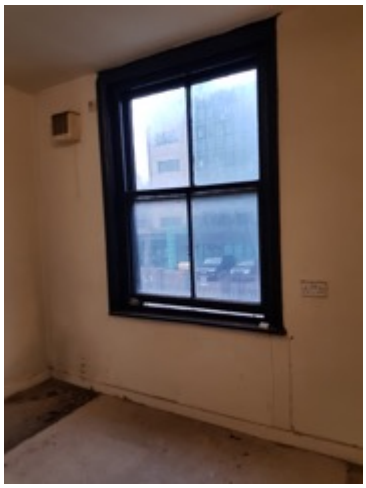
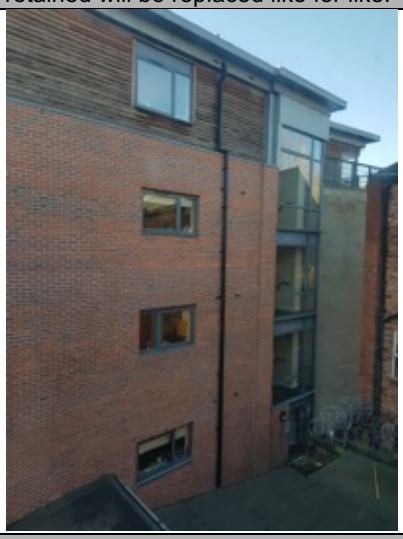
Proposed Interior Alterations in detail.

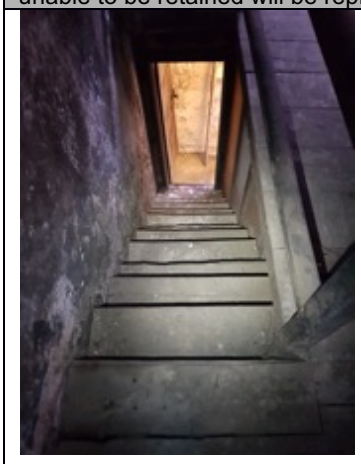
Internally no. 37's plan would be substantially remodeled to recreate spaces similar to what they would have been historically, proposed spaces that are not recreating historic spaces would be made clear through high level separation glazing strips and shadow gaps to provide a 'pod' like effect. All modern interventions within the listed building would be made obviously of their time. Services to be concealed within ceiling voids.

This section of the report sets out each space within the existing building and our proposed alterations. It also outlines the various ways we propose to protect and restore the historic fabric of the building.

Figure 12 – No. 37 - proposed interior alterations in detail.

	
Basement (front room) – unoriginal brick columns (removed), original brick and flag floor (restored) and timber structure (retained and restored everywhere possible). Tanking details as part of detailed design.	**Basement** (back room) – unoriginal brick columns (removed), original brick partition walls, and original timber structure (retained and restored everywhere possible). Tanking details as part of detailed design.
	
Basement – Unoriginal/historic timber stair (removed). Proposed modern stair to match location and general form. Proposed bedroom and ensuite proposed over whole of basement floor as per plans. Tanking details as part of detailed design.	**Ground Floor –** Unoriginal/historic shop fascia (removed); unoriginal partition wall to rear (removed); Stair to first floor (removed), proposed stair to match existing in location, incline and general form. Proposed open plan Lounge/Kitchen/Dining over whole of ground floor as per plans.

	
Ground Floor – Unoriginal single storey extension with modern roof and solid floor build up (removed). To be replaced with modern single storey extension. During demolition of existing any original features found (retained and restored where possible).	**First Floor** (looking towards rear) **–** unoriginal rear window (removed), Original opening and window typology restored. Unoriginal stud walls (removed). Reinstated partition walls proposed as per plans. Any existing floor boards to be retained and restored, any unable to be retained will be replaced like for like.
	
First Floor (looking towards Liverpool Road) **–** unoriginal sash window (removed), replaced with original window typology. Reinstated partition walls proposed as per plans. Any existing floor boards to be retained and restored, any unable to be retained will be replaced like for like.	**First Floor** (looking out existing rear window) - Proposed fully glazed pop-up for access to terrace at this level. Terrace to have glazed balustrade.
	

Second Floor (looking towards Liverpool Road) **–** Original fireplace build-up to be retained. Ceiling height and form to be retained (shallow roof is a key feature of garret style houses). Original window opening reinstated with original window typology. Proposed ensuite and mezzanine to frame the brick archway of the converging chimneys. Existing floor boards to be retained and restored, any unable to be retained will be replaced like for like.	**Second Floor** (looking towards rear) **–** unoriginal window (removed), replaced with original opening and window typology. Fireplaces unblocked. Proposed ensuite and mezzanine to frame the brick archway of the converging chimneys. Conservation sky light proposed to rear section of roof. Existing floor boards to be retained and restored, any unable to be retained will be replaced like for like.
	
Second Floor Original/historic timber stair, stair enclosure and balustrade (retained and restored where possible).	

7 - Historic Building Impact and Heritage Statement

This section matches the heritage assets against the proposal and demonstrates that we have preserved and/or enhanced all features of a 'High' or 'Medium' significance. The assessment also shows that in many areas of 'Low' or 'No' significant heritage merit we are seeking to restore and reinstate as close to the original as possible using suitable designs and materials in order to do this.

As stated earlier in this report Paragraph 129 of the National Planning Policy Framework states local planning authorities should identify and assess the particular significance of the heritage asset, including its setting, and take this into account when considering the impact of a proposal in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Assessing the significance of No. 37 Liverpool Road
As a Grade II listed building, 37 Liverpool Road is nationally significant for historic interest, and this significance cascades regionally and locally to make the building of similar importance to Greater Manchester, Manchester and Castlefield. Its significance encompasses its intrinsic architectural and historic interest along with its setting. The building's architectural and historic interest derives from being an example of a late 18th century property of artisan status built on the fringe of the expanding Castlefield industrial area and with a dual function as both residence and workshop, the large attic windows providing evidence of the latter.

The property has further group value with the other properties in the terrace and together they represent rare – probably the earliest – surviving examples of this type of housing in the city centre. They are also significant as remnants of a small grid-pattern development dating from the emergence of Castlefield as an industrial centre, and in terms of setting make an important contribution to a diverse, multi-level historic street scene which also encompasses Roman remains, canals, quays, warehouses, railway viaducts and Victorian market halls.

A scale of significance
Renovating a historic building and bringing it back into use requires a clear view of the trade-offs required in the process. In order to inform our proposed design, we have used the following scale to assess the features of the properties:

- **High significance** – aspects of the building that have architectural or heritage importance through age, rarity, architectural merit or historical association or group value and whose preservation and enhancement is considered essential.
- **Medium significance** – aspects of the building making a lower level contribution but which are nonetheless also considered worthy of preservation or restoration.
- **Low significance** – aspects of the building that make a limited contribution to the heritage value but that don't detract from it
- **No significance** – those which make no contribution and could be considered to detract from the overall value of the property.

Assessment of features
The result of our assessment is detailed in Appendix A but we summarise it here.

All features fall into either high, low or no significance. No features were felt to have a medium significance as all original features are either high significance or they are walls (which are categorised as low significance unless they have original plaster finishes).

The features of high significance are as listed below. They are all proposed for preservation and/or restoration:

Features of High Significance:
- Reinstate - stair well to the basement from street level
- Reinstate - external stone and brick stair to basement
- Reinstate - front elevation door, windows and semi basement window opening
- Reinstate - Georgian door, fan light, sash and casement windows to front elevation
- Reinstate - sash and casement windows to rear elevation
- Retain and restore - floor boards and floor joists where possible, or replace like for like

- Retain and restore - fireplaces and chimney breast
- Retain - some select wall finishes – original and/or historic plaster
- Retain and restore - timber roof structure – purlins and rafters where possible, or replace like for like
- Retain and restore - slate roof covering
- Retain and restore - stone flag and brick basement flooring
- Retain and restore - staircase from first to second floor, its timber enclosure and its balustrade at second floor
- Retain and restore - any existing window sills found
- Retain and restore – any original elements discovered during the full strip out and/or demolition

Features of medium significance:
There are no features of medium significance

Features of low significance:
- All original walls (unless they have original plaster finish) as they are original but not especially important and would not have been exposed in the original buildings.
- Door openings (retaining doorway to second floor staircase)
- Reduced window openings and windows (original window openings and typologies restored)
- Shop front (removed)
- Stair from ground to first (removed and replaced)
- Stair from basement to ground (removed and replaced)

Features with no significance:
There are many non-original features with no heritage of architectural significance. They are listed in full in Appendix A. We propose no special treatment to these features.

Summary list:
- Rear extension with modern roof structure and solid floor build up (removed)
- Partition walls at first floor (removed)
- Ground to first floor stair enclosure (removed)
- Modern boarding out of chimney breast and other features such as beams (removed to expose original/historic)
- Ground and first floor floor finishes (floor boards of high significance) (removed to expose original/historic)
- Brick pillars in basement (removed)

8 – Conclusion

Our assessment establishes that No 37 Liverpool Road is a historically significant building consistent with its grade II listing. It also establishes that it is in a poor state of repair and requires significant investment.

Having undertaken an agreed soft strip exercise we have categorised all the significant heritage features into 1 of 4 categories: high, medium, low or not significant.

We have used this assessment to guide our design and also to then demonstrate that our proposal both enable the building to be brought back into viable use and create the value required to deliver that investment as well as protect, restore and replace all important heritage features. The proposal is consistent with the NPPF requirements for no substantial harm to the building and that any detriment is outweighed by the benefit of bringing the heritage asset back into use.

Taking the results of this heritage assessment into account it is clear that there are no heritage reasons to refuse planning and listed building consent and our application should be approved accordingly.

Furthermore, our proposal will encourage yet more sensitive investment in the locality. It will set a high benchmark for the ongoing restoration of the rest of the terrace and the area more generally and it is ultimately the best future use for the building and its preservation as part of Manchester's rich built heritage.

9 – Appendices

Appendix A - Details of Remedial/Restoration Works

To be read in conjunction with existing and proposed plans

No. 37 Liverpool Road - Basement

Element	Original?	Existing survey findings	Proposal	Significance
Floor	Yes	Original/historic stone and brick floor	New tanking installed. Insulated. Original/historic stone and brick floor re-laid.	High
Outer walls	Yes	Bare brick walls.	Brick walls to have lime plaster or exposed brick to be lime washed. Acoustically insulated where necessary (second acoustic survey dependent). Tanked up to 1m high.	Low
Brick Columns	No	Bare brick non-original/no-historic columns	To be removed to restore the building to its original state.	Low
Internal Walls	Yes	Original brick walls	Brick walls to be tanked and have lime plaster.	Low
Chimneys	Yes	Original brick chimneys have been blocked	Chimneys to be unblocked to restore to original state	Low
Ceiling	Yes	Original floor structure exposed	Existing/Proposed timber structure to be exposed. Ceiling to be acoustically insulated from above.	Low
Stairs	No	Non-original/historic timber stair	Stair to be removed as low historic significance and in disrepair. New stairs proposed, location and general form to match existing.	Low
Steps/access to basement from street level	Yes	Evidence that access to basement has been filled in.	To be uncovered to restore to original state – exact details of and drawings to be updated as work starts and more information comes to light	High
Windows	No	Originally there would have been a window on the front elevation onto the access from street level.	New window to be reinstated, lining up with ground floor window. Early 1800s Georgian style. See window detail drawings.	High (window opening size/position – to be established once work begins)
Door	No	Traditionally it would have been likely that there would have been a door on the front elevation onto the access from street level. There seems to be little evidence of door way.	If with further investigate doorway discovered - New door to be reinstated, lining up with ground floor door. Georgian style. See window detail drawings. To date no evidence of doorway found.	High (door opening size/position – to be established once work begins)

No. 37 Liverpool Road - Ground Floor

Element	Original?	Existing survey findings	Proposal	Significance
Floor	No	Non-original/non-historic tile flooring. No current evidence of original floorboards but some original structure below	Floor tiles to be removed as no historic significance. All original floorboards to be retained – only rotted or infested timber will be treated or removed if absolutely necessary. If any boards missing it will be filled in with like for like boards. Boards will need to be lifted and then re-fitted on a like-for-like basis. Potential damage through this method cannot be determined. Floor throughout to be acoustically and thermally insulated in accordance with building regulations.	None
Main walls	No	Non-original/historic boarding over all walls.	Boarding to be removed to enable acoustic insulation where necessary (second acoustic survey dependent). Original walls to be have traditional lime plaster finish.	Low (Finishes-high)
Internal Walls	No	Non-original/non-historic single storey extension at rear to be demolished	Non-original/non-historic single storey extension at rear to be demolished to enable a better thermally and acoustically functioning and sympathetic extension to be added to historic cottage. Will also create a better definition between old and new and allow listed property to be read clearly. Ground floor will be open plan living/dining/kitchen from front of house to rear.	None
Ceiling	No	Non-original/non-historic ceiling has been built.	All original structure to remain. Lowered ceiling to be removed to enable acoustic/thermal insulation and services in ceiling void. Traditional lime plaster finish.	None
Stairs	No	Non-original/non-historic stair.	Removal of stair with no historic significance to enable proposed stair. Proposed stair to match existing in location, incline and general form.	None
Windows	No	Existing shop-front style window – Non-original/historic.	Proposed traditional, early 1800s Georgian sash window to restore cottage to original state. (see window details drawings)	None
Door	No	Non-original opening, non-original door	Traditional Georgian style door proposed with semi-circular fan light above to restore cottage to original state.	None
Skirting/Cornices	No	No originals found	Traditional Georgian in keeping with overall restoration.	None

No. 37 Liverpool Road - First Floor

Element	Original?	Existing survey findings	Proposal	Significance
Floor	Yes	No original floor boards found, however we expect to find some.	All original floorboards to be retained – only rotted or infested timber will be treated or removed if absolutely necessary. Where boards are missing, boards matching the originals will be used. Boards will need to be lifted and then re-fitted on a like-for-like basis. Potential damage through this method cannot be determined. Floor to be acoustically and thermally insulated in accordance with building regulations.	High
Main walls	No	Wallpaper and/or boarding over all walls and original chimney breasts. Two original fireplaces revealed. Some evidence of original plaster.	Walls to be acoustically insulated where necessary (second acoustic survey dependent – we think some of the wall may only be one brick thick). Where possible and after assessment once works begin, we will retain as much existing plaster as possible, and use traditional lime plaster finish wherever not. We proposed to make a feature of the uncovered fireplaces – these will be cleaned up.	Fireplaces-High Finishes-High
Internal Walls	No	Non-original/non-historic internal stud walls.	Removal of existing stud walls due to no historic significance. Proposed partition walls to bathroom have high level glazing and shadow gaps – bathrooms treated like 'pods'. All other internal walls have shadow gaps – separating the old and the new.	None
Ceiling	No	Non-original ceiling	Non-original ceiling to be removed due to no historic significance. All original structure to remain. Acoustic/thermal insulation and services in proposed ceiling void. Traditional lime plaster finish.	None
Stairs	Yes	Original/historic stairs	Existing staircase, stair enclosure to be restored.	High
Windows	No	Front: original opening/non-original window. Existing non-original timber sash window. Rear: non-original opening/non-original window.	Proposed traditional early 1800s Georgian sash window – 16 panes (see window details drawings) front and rear to restore the cottage to original state. Georgian sash to front elevation.	Openings – High Non-original windows - None
Skirting/Cornices	No	No originals found	Traditional Georgian in keeping with overall restoration.	None

No. 37 Liverpool Road - Second Floor

Element	Original?	Existing survey findings	Proposal	Significance
Floor	Yes	Original floor boards found.	All original floorboards to be retained – only rotted or infested timber will be treated or removed if absolutely necessary. Where boards are missing, boards matching the originals will be used. Boards will need to be lifted and then re-fitted on a like-for-like basis. Potential damage through this method cannot be determined. Floor to be acoustically and thermally insulated in accordance with building regulations.	High
Main walls	Yes	Two original fireplaces blocked up. Chimneys converge here forming arch detail in centre all uncovered.	Walls to be acoustically insulated where necessary (second acoustic survey dependent – we think some of the wall may only be one brick thick). Fire places to be unblocked and to be reinstated. Traditional lime plaster to level of existing, any existing plaster to be retained.	Fireplaces-High
Internal Walls	No	No internal walls here.	Proposed partition walls to ensuite have high level glazing and shadow gaps– bathrooms treated like 'pods'. Ensuite/mezzanine to frame the brick archway. All internal walls have shadow gaps – separating the old and the new.	None
Ceiling	No	No ceiling – open roof structure.	Mezzanine proposed above. Mezzanine and ensuite to pod/structure to frame conjoining fireplace archway – creating a feature from within pod. Originally the space would have been used as a workshop.	None
Windows	No	Front: Non-original 3-pane timber framed window. Window opening has been reduced from original. Rear: original window opening. Non-original 4-pane timber framed window.	Front: Original opening reinstated. As original, early 1800s Georgian style casement window installed– 5 sections/6 panes in each to reinstate the cottage to original state. Rear: As original, early 1800s Georgian style casement window – 5 sections/6 panes in each To reinstate cottage to original state.	Openings – None (altered) High (original) Non-original windows - None
Door	No	No doors.	N/A	None
Skirting/Cornices	No	No originals found	Traditional Georgian in keeping with overall restoration.	None

No. 37 Liverpool Road - Attic/Proposed Mezzanine

Element	Original?	Existing survey findings	Proposal	Significance
Roof Structure	Yes	Roof structure open to second floor. There are steel supports to one beam.	All original roof structure to be retained – only rotted or infested timber will be treated or removed if absolutely necessary. We will be acoustically and thermally insulating the roof between exposed purlins in accordance with building regulations. This will be boarded over and finished with traditional lime plaster. Purlins to remain exposed.	Original roof structure - High
Mezzanine floor	No	N/A	Shadow gaps between new and old elements.	N/A
Rooflight	No	N/A	Conservation rooflight proposed, to sit flush with roof covering.	N/A